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March 1, 2017

Tentative Parcel Map No. 060022

Vicinity: West Antelope Valley / Castaic Canyon

Tentative Parcel Map Date: February 1, 2017

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 060022** based on parcels that are more than five acres. A treatment facility has been proposed for wastewater disposal. Wastewater treatment facilities are not under the jurisdiction of the Department of Public Health. The Department has one hold on this map for the clearance of an approved source of potable water for the subdivision. The Department does not recommend approval of this map at this time. Please see the comments below from the Drinking Water Program:

Drinking Water Program

The Department's December 20, 2016 comment letter stated the following:

"The source of potable water has not been determined at this time but a treatment facility has been proposed for wastewater disposal. Prior to the approval of the tentative parcel map, the applicant shall indicate on the map that a source of potable water supply has not been proven to be available for all the proposed parcels."

The Drinking Water Program has viewed the applicant's proposed statement on the Tentative Parcel Map dated February 1, 2017. The proposed statement is as follows:

"The Owner Applicant of VTPM 060022, Tejon Ranch Corp. and Tejon Ranch Co. are in possession of 1,634 Acre feet per year of "Overlying Production Rights" resulting from the adjudication proceedings for the Antelope Valley groundwater basin Proceeding No. 4408-Santa Clara Case No. 1-05-CV-049053. Although this source will provide a sufficient source of water for the 20 lots of VTPM 060022, no treatment or distribution system is proposed due to the fact that construction rights are dedicated to the County until approval of future Parcel or Tract Maps."

A review of the Santa Clara Case indicates that the applicant does have production rights. As the applicant is neither a water producer, water wholesaler, nor public water system; overlying water rights exclusively are not a guarantee of safe and reliable water production for the parcels in question. The lack of conveyance (wells, pumping facilities, distribution or purchase water from a public water system in the current plan) to extract the applicant's allowable percentage safe native yield of 2.312% within the basin, indicates that potable water for the project is not yet proven.

The project will require a safe and reliable source of potable water. The applicant will be required to produce a written contract, proof of entitlement, or will serve letter from a Public Water System/agency other than a water wholesaler. A water wholesaler may be a consideration for potable water delivery if that water wholesaler agrees to fully incorporate the project development and complies with *Community Water System* compliance strategies per California State Safe Drinking Water Act Title 22(SDWA).

If potable water is not acquired from an existing public water system, the applicant will ultimately need to consider the formation of a public water system that is in conformance to California Well Standards and the SDWA.

In light of the above, the statement required in the Department's December 20, 2016 letter (i.e., a *source of potable water supply has not been proven to be available for all the proposed parcels*) is to be placed on the Parcel Map.

The following will also be acceptable, if chosen:

The Owner Applicant of VTPM 060022, Tejon Ranch Corp. and Tejon Ranch Co. are in possession of 1,634 Acre feet per year of "Overlying Production Rights" resulting from the adjudication proceedings for the Antelope Valley Groundwater Basin Proceeding No. 4408-Santa Clara Case No. 1-05-CV-049053. No water treatment or distribution system is proposed at this project phase and therefore water is not available for the proposed parcels or tract map at this time.

For questions regarding the above comments, please contact Vincent Gallegos of Drinking Water Program at (626) 430-5420 or vgallegos@ph.lacounty.gov.

Prepared by:

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